

**CAMERON CITY COUNCIL**  
**MONDAY, JANUARY 6, 2025**  
**CAMERON CITY HALL – MCLANE MUNICIPAL CENTER**  
**100 S. HOUSTON AVE, CAMERON, TX 76520**  
**REGULAR COUNCIL MEETING**  
**5:30 P.M.**

Notice is hereby given that a Regular Council Meeting of the City of Cameron City Council will be held on Monday, January 6, 2025, beginning at 5:30 p.m. The meeting will be conducted at the Cameron City Hall, McLane Municipal Center, 3<sup>rd</sup> Floor, 100 S. Houston Avenue, Cameron, Texas 76520.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Citizens Comments
5. Consider and Possibly Approve the December 2, 2024 Regular Meeting Minutes
6. PUBLIC HEARING: A Public Hearing held for the Purpose of Receiving Public Comments on a Special Use Permit Application to Place a HUD Code Manufactured Home at 104 Mesquite, Cameron, Texas
7. Consider and Possibly Take Action on the Special Use Permit for 104 Mesquite, Cameron, Texas
8. PUBLIC HEARING: A Public Hearing held for the Purpose of Receiving Public Comments on a Special Use Permit Application to Place a HUD Code Manufactured Home at 1006 North Polk Avenue, Cameron, Texas
9. Consider and Possibly Take Action on the Special Use Permit for 1006 North Polk Avenue, Cameron, Texas
10. PUBLIC HEARING: A Public Hearing held for the Purpose of Receiving Public Comments on a Special Use Permit Application to Place a HUD Code Manufactured Home at 1506 West 9<sup>th</sup> Street, Cameron, Texas
11. Consider and Possibly Take Action on the Special Use Permit for 1506 West 9<sup>th</sup> Street, Cameron, Texas
12. Consider and Possibly Take Action on A Resolution of the City Council of the City of Cameron, Texas, Supporting a Feduciary Partnership with Milam County for the Purchase of 800 MHz Radios For the Cameron Police Department
13. Consider and Possibly Take Action on A Resolution by the City of Cameron, Texas (“City”) Denying the Increase in Rates Proposed by Atmos Energy Corporation in its Mid-Tex Division Filed on or About December 16, 2024; Authorizing Intervention in Proceeding Related to Atmos Energy’s Application to Increase Rates; Authorizing Special Counsel to Represent the City in Matters Related to Atmos Energy’s Proposed Increase in Rate; Directing Atmos to Reimburse Rate Case Expenses; Finding That the Meeting Complies with the Open Meetings Act; Making Other Findings and Provisions Related to the Subject; and Declaring an Effective Date

14. Consider and Possibly Take Action on Use of Ledbetter Park, Noise Ordinance Exemption and Support of 12<sup>th</sup> Street Riderz 3<sup>rd</sup> Annual Campout and Trailride on August 7 – August 10, 2025 – RHOSONDA SCOTT
15. Convene into Executive Session:
  - a) Pursuant to §551.074 to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee
    - i. Discussion on Police Chief Position
  - b) Pursuant to §551.072 to Deliberate about Real Property
    - i. Discussion on Negotiations of Property R11713, R68114 and R14544
16. Reconvene into Open Session
17. Consider and Possibly Take Action on Personnel Matters
18. Discussion and Possible Action on the Use of Eminent Domain to Condemn Property, to wit: A Resolution of the City Council of the City of Cameron, Texas Finding and Reaffirming that a Public Necessity Exists to Acquire Real Property for Municipal Purposes for Public Utilities for the Purpose of a Water Treatment Plant, Transportation Lines and Such Appurtenant Facilities as May be Necessary, and Other Public Uses in Real Property as Portions or Whole of Tracts of Land Generally Described as Follows: (1) In the Milam County Real Property Records at Volume No. 826, Page Nos. 225-226 and Volume No. 826, Page Nos. 230-231 and Milam Appraisal District Property Identifications Nos. 11713 and 68114, Said Properties Owned Wholly or Partially by Robert L. Matyastik and Frances E. Matyastik Revocable Living Trust and Being More Particularly Described Herein, (2) In the Milam County Real Property Records at Volume 337, Pages 330-334, Milam Appraisal District Property Identification No. 14544, Said Property owned Wholly or Partially by Carol Monroe, Dana Monroe, and David Monroe and Being More Particularly Described Herein; Providing and Reaffirming Notice of an Official Determination to Acquire Real Properties for a Water Treatment Plant, Transportation Lines, and such Appurtenant Facilities for Municipal Purposes; Providing and Reaffirming Authorization for the City Manager to Obtain the Necessary Appraisal Report(s) and the Making of Bona Fide Offers of Just Compensation for the Fee Simple Acquisition; Ratifying Prior Documents and Acts Made for Acquisition of the Fee Simple Acquisition; Authorizing and/or Reaffirming the Authority of Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Fee Simple Acquisition on Said Tracts if Negotiations are Unsuccessful; Authorizing and Reaffirming Seeking all Legal Means Necessary to Enter Upon Said Property for Work Necessary to Effectuate the Need or Ability to Seek Eminent Domain Proceeding and Studies Incident Thereto; Authorizing and Reaffirming Appropriation of Funds from a Lawful Source; and Providing for an Effective Date
19. Consider and Possibly Appoint Planning and Zoning Commission Members
20. Expenditures
21. Consider and Possibly Take Action on November 2024 Financial Report
22. Adjourn

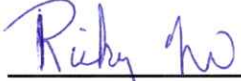
\*The City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters.

APPROVED:



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Nathan Fuchs, Mayor



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Ricky Tow, City Manager

I certify that this agenda was posted on the bulletin board outside City Hall, 100 South Houston Avenue, Cameron Texas, on the 3<sup>rd</sup> day of January 2025 at or before 5:00 p.m. I further certify that the news media was properly notified of this meeting as stated above.



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Amy Harris, City Secretary